

VACANT SITES (PART 1)

The purpose of this list is to demonstrate the County's ability to meet its share of the regional housing need through existing and adopted land use policies. The analysis is an estimate of the potential capacity of sites and does not change the required policies and procedures in the General Plan and the Zoning Code.

Through the initial GIS screening process, the sites on this list were identified as underutilized. Through further investigation, specifically planning staff field-checks, these sites were found to be vacant, and therefore, transferred from the underutilized list to this list of vacant sites.

Commercial sites and residential sites are organized separately on this list. This list also separates the sites based on the level of affordability that could potentially be accommodated by the site. Affordability is identified numerically: 1 = Moderate (≤120% area median income) and 2 = Low (≤80% area median income). For example, the table heading "**COMMERCIAL 1**" means commercial sites that could accommodate housing affordable to households at moderate incomes.

														UNDERUTILIZED? (Check all that apply)																					
APN	Planning Area	Zone	Land Use Policy	Square Feet	Acres	Use Code	Max Density	Average Density	Maximum Units	Potential	Building Year	Land Value	Improvement Value	Improvement Ratio	Nearby construction activities	Deteriorating buildings on site	Large surface parking or unpaved areas on site	High vacancy (space for lease or boarded up)	Lot consolidation potential (adjacent to vacant or underutilized lots)	Not built to land use capacity (Zoning/GP)	Declining businesses on site and/or in surrounding areas	Current Use	Photo	Notes	Community Standards District	Hillside Management Area	Significant Ecological Area	Airport Landuse Influence Area	Very High Fire Hazard Severity Zone	TOD					
COMMERCIAL 1																																			
6149014903	Willowbrook	C2	P	110,696	2.54	8800	17	12.75	43	32	UNKNOWN	71,467	0	0			X		X			Vacant	X	Lot consolidation potential with 6149014903	Y	N	N	N	N	N					
				TOTALS	2.54				43	32																									
COMMERCIAL 2																																			
5245001019	East Los Angeles	C3	MC	43,872	1.01	1210	50	40	50	40	1928	1,783,683	378,355	0			X	X			X	Vacant		Formerly a used car dealer.	Y	N	N	N	N	N					
5379005048	East Pasadena-East San Gabriel	C2DP	3	54,654	1.25	010V	30	22.5	37	28	1926	2,099,351	91,550	0			X					Commercial Complex has been demolished. Currently vacant.	X		Y	N	N	N	N	N					
5827013029	Altadena	C3	CB	68,438	1.57	1400	50	40	78	62	1952	1,167,328	424,483	0	X	X	X	X	X		X	Vacant			Y	N	N	N	N	N					
7345009022	West Carson	CM	C	110,460	2.54		50	40	127	101	UNKNOWN	0	0	0								N/A			N	N	N	N	N	N					
8028016001	South Whittier-Sunshine Acres	C3	1	55,414	1.27	3100	30	24	38	30	1952	193,964	47,744	0		X	X	X			X	property perfect for a residential developmentb roded up- large parking lot		Vacant property for lease. Boarded up. Large parking lot.	N	N	N	N	N	N					
8218004013	Hacienda Heights	C3-BE	C	85,640	1.97	1100	50	40	98	78	1960	1,442,691	65,568	0		X	X	X			X	N/A			N	N	N	N	N	N					
8621024017	Covina Islands	C3BE & A-1-6000	C	140,825	3.23	1900	50	40	161	129	1955	2,449,592	28,588	0			X		X	X		Vacant	X		N	N	N	N	N	N					
				TOTALS	12.84				589	468																									
RESIDENTIAL 1																																			
5247024020	East Los Angeles	R2/R4	LMD/CC	24,125	0.55	010V	17	13.6	9	7	UNKNOWN	97,290	0	0						X		Vacant			Y	N	N	N	N	N					
6149012901	Willowbrook	R2	P	122,387	2.81	8800	18	14.4	50	40	UNKNOWN	79,283	0	0			X		X			Vacant	X		Y	N	N	N	N	N					
				TOTALS	3.36				59	47																									
RESIDENTIAL 2																																			
4036017021	Lennox	R3	2	22,279	0.51	2610	30	24	15	12	1956	235,944	9,467	0			X	X		X		Vacant lot. Split zoned.			N	N	N	N	Y	N					
8171038020	West Whittier-Los Nietos	R3	1	25,859	0.59	300V	30	24	17	14	UNKNOWN	20,663	0	0											N	N	N	N	N	N					
				TOTALS	1.10				32	26																									